

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, SEPTEMBER 11, 2014
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in regular session at the Office of the Agency, located at 444 Westminister St., Providence, RI on Thursday, September 11, 2014 at 4:12PM.

Board members present at roll call: Chairman Jim DeRentis, Jesse Kenner, Councilman Nicholas Narducci, and Julius Kolawole.

Absent at roll call: Yahaira Placencia, Councilman Bryan Principe, and Vice Chair Cliff Wood.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary;; Dante Bellini, Jr., RDW Group; Carla DeStefano, SWAP; Jon Restivo, Darrow Everett; Sergio Spaziano, City of Providence Law Department; Tom Moses, Moses Afonso Ryan; Douglas Giron, Sheckman Halperin Savage, LLP; Michael Weinberg, PRA Intern; Zack Darrow, Darrow Everett; Vincent Mesolllela, West Capital X, LLC; Derek Mesolllela, West Capital X, LLC; Phillip McKendall, Providence City Council Office.

APPROVAL OF MINUTES

Nicholas Narducci made a motion to approve the minutes of the meeting on July 10, 2014, and Julius Kolawole seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

BILLS AND COMMUNICATIONS

Mr. Gralnek delivered a brief overview of the listed bills to be paid:
There were two votes taken, one to ratify bills and one to approve bills.

Mr. Gralnek stated the bills were ratified due to last month's meeting cancellation, therefore they were paid.

Julius Kolawole made a motion to ratify the bills, and Jesse Kenner seconded the motion. The motion was passed unanimously.

Councilman Bryan Principe arrived at 4:14PM.

Mr. Gralnek gave a brief explanation of the following agenda items- 14, 15, and 16 to Cherenzia and Associates, LTD. for work at the Louttit Site; item 17 to Cherenzia and Associates, LTD. for work at the Gorham Site; item 18 to Darrow Everett for legal work; item 19- monthly bill to RDW for Communications; Item 20 is for legal work with John Boenhert; and item 21 for Studio Luz Architects for work on the Urban Food Market.

Nicholas Narducci made a motion to approve the bills, and Jesse Kenner seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 22-update on discussion with Oasis International regarding the purchase of 600 Broad St.; no action was taken by the Board.

Item 23- Umicore transaction updates; no action was taken by the Board.

Item 24- responses to the Request for Information for Flynn School; no action was taken by the Board.

Item 25- Status of sales of PRA owned properties; no action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 26- preparation of a redevelopment plan for the Hospital District generally located and bounded by Oldham St. to the north, turning southerly on Plain St., turning westerly on Dudley St., turning southerly on Gay St., easterly on Blackstone St., turning southerly on Plain St., turning westerly on Public St., turning northerly on Prairie Ave., to Oldham St.

Bryan Principe made a motion to approve the preparation of a redevelopment plan for the Hospital District generally located and bounded by Oldham St. to the north, turning southerly on Plain St., turning westerly on Dudley St., turning southerly on Gay St., easterly on Blackstone St., turning southerly on Plain St., turning westerly on Public St., turning northerly on Prairie Ave., to Oldham St.; the motion was seconded by Jesse Kenner. The motion was passed unanimously.

Item 27- discuss retention of the Urban Land Institute to conduct technical advisory services for the PRA in the fall of 2014 in the form of a technical advisory panel for the cost of not more than \$10,000.00 to assist with the Agency's preparation for the redevelopment plan for the Hospital District.

Jesse Kenner made a motion to continue discussions regarding the retention of the Urban Land Institute to conduct technical advisory services for the PRA in the fall of 2014 in the form of a technical advisory panel for costs not to exceed \$10,000.00 to assist the Agency in preparation for the redevelopment plan for the Hospital District with the condition the Executive Director evaluate in house resources beforehand; the motion was seconded by Julius Kolawole. The motion was passed unanimously.

Item 28- the Executive Director enter into negotiations with interested parties for the purchase/sale of property at 804 Broad St., (plat 48, lot 911), 808 Broad St., (plat 48, lot 910), 814 Broad St., (plat 48, lot 908), and 48 Norwich Ave., (plat 48, lot 795) for mixed use residential/commercial respectively. Carla Destefano presented. Councilman Luis Aponte delivered a letter of support in favor of SWAP's proposal.

Jesse Kenner made a motion to approve the Executive Director's negotiations with interested parties for

the purchase/sale of property located at 804 Broad St, 808 Broad St., 814, Broad St., and 48 Norwich Ave. for mixed use residential/commercial respectively. Julius Kolawole seconded the motion. Nicholas Narducci abstained from vote, while all others approved.

Item 29- a partial tuition payment in the amount of \$1,800.00 for Sean Creegan's enrollment in the 2014 Leadership Rhode Island program.

Nicholas Narducci made a motion to approve the partial tuition payment of \$1,800.00 for Sean Creegan's enrollment in the Leadership Rhode Island program; the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 30- a two year loan of up to \$100,000.00 to support renovation of 468 West Fountain St. into a café under terms and conditions negotiated by the Executive Director.

This item was deferred for a vote per the Board's request to create a policy in regards to loans from the Agency. No vote was taken by the Board.

Item 31- authorization of a Letter of Intent with First Bristol Corporation regarding the purchase/sale of Parcel 12, located at 5 Exchange St. Tom Moses presented.

Nicholas Narducci made a motion to approve the a Letter of Intent with First Bristol Corporation regarding the purchase/sale of Parcel 12, located at 5 Exchange St.; the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 32- authorization of a Letter of Intent with West Capital X, LLC for the lease/option to purchase of 345 Harris Ave.

Bryan Principe made a motion to approve and authorize the Letter of Intent with West Capital X, LLC for the lease/ option to purchase of 345 Harris Ave. The motion was seconded by Nicholas Narducci. The motion was passed unanimously.

Items 33, 34, and 35- were discussed and voted on together; Agency acceptance of the tax titles from the City of Providence for the real properties located at 41 Cowper Ct., 44 Seabury St., and 93 Cranston St.

Bryan Principe made a motion for the Agency to accept the tax titles of the real properties located at 41 Cowper Ct., 44 Seabury St., and 93 Cranston St. from the City of Providence. Jesse Kenner seconded the motion. The motion was passed unanimously.

EXECUTIVE SESSION

Julius Kolawole made a motion to adjourn the regular meeting and enter executive session pursuant to RI Gen. Laws § 42-46-5(A)(2) pertaining to litigation and related investment of public funds where premature disclosure would adversely affect public interest pursuant to section 42-46-5 of the Open

Meetings Act. The motion was seconded by Jesse Kenner. The motion was passed unanimously.

Roll Call Vote to enter Executive Session:

James DeRentis- yes

Cliff Wood- not present

Yahaira Placencia- not present

Julius Kolawole- yes

Nicholas Narducci- yes

Bryan Principe- yes

Jesse Kenner- yes

The Providence Redevelopment Agency entered executive session at 5:28PM.

Board members present at roll call: Chairman James DeRentis, Jesse Kenner, Julius Kolawole, Councilman Nicholas Narducci, and Councilman Bryan Principe.

Board members absent at roll call: Jesse Kenner and Yahaira Placencia.

RETURN TO OPEN SESSION

Julius Kolawole made a motion to end Executive Session and return to Open Session at 5:57PM. Nicholas Narducci seconded the motion. The motion was passed unanimously.

Board members present at roll call: Chairman James DeRentis, Jesse Kenner, Julius Kolawole, Councilman Nicholas Narducci, and Councilman Bryan Principe.

Board members absent at roll call: Jesse Kenner and Yahaira Placencia

Mr. Gralnek made the following report on actions in Executive Session:

The Agency convened into Executive Session to discuss a matter pertaining to forthcoming litigation Pursuant to RIGL 42-46-5(A)(2), and to vote on the investment of Public Funds where premature disclosure of which would adversely affect the Public interest pursuant to RIGL 42-46-5(A)(7).

The Executive Director presented the matter pertaining to the forthcoming litigation.

A motion was made by Bryan Principe and seconded by Nicholas Narducci, to invest public funds for a purpose where premature disclosure of which would adversely affect the public interest. The motion was approved unanimously.

Bryan Principe made a motion to seal the minutes of the Executive Session. Nicholas Narducci seconded the motion. The motion passed unanimously.

Julius Kolawole made a motion to adjourn the meeting; the motion was seconded by Nicholas Narducci. The motion was passed unanimously.

The meeting adjourned at 6:01PM.